

AMENDED IN ASSEMBLY APRIL 18, 2005

CALIFORNIA LEGISLATURE—2005–06 REGULAR SESSION

**ASSEMBLY BILL**

**No. 54**

**Introduced by Assembly Member Negrete McLeod**

December 6, 2004

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~~An act to amend Section 11011.15 of the Government Code, relating to state property~~ *An act to amend Section 11011.21 of the Government Code, to amend Section 12 of Chapter 1087 of the Statutes of 1985, to amend Section 10 of Chapter 974 of the Statutes of 2002, and to repeal Chapter 761 of the Statutes of 2001, relating to state property.*

LEGISLATIVE COUNSEL'S DIGEST

AB 54, as amended, Negrete McLeod. ~~State Property: Inventory. Surplus state property.~~

*Existing law requires the Department of General Services to perform various functions and duties with respect to state property.*

*This bill would authorize the Director of General Services and the Director of Transportation to sell, exchange, or lease specified parcels of state property for fair market value and would also authorize the Department of General Services to transfer some of these specified parcels. The bill would exempt the sale, exchange, lease, or transfer of the parcels from specified provisions of the California Environmental Quality Act.*

*The bill would also authorize the use of approximately 21 acres of state surplus property in San Joaquin County for the construction and operation of the California Conservation Corps Delta Service Center.*

*This bill would authorize the Director of General Services, with the concurrence of the Adjutant General, subject to specified conditions, to lease the property know as the 58th Street Armory in the City of*

*Sacramento to the Sacramento Archdiocese for the purposes of constructing and using a parking lot, upon terms and conditions in the best interests of the state.*

*This bill would require that the net proceeds of property sold by the Director of General Services be deposited in the General Fund and would require the reservation of mineral rights, as specified. The bill would require that the proceeds of any property disposition by the Director of Transportation be deposited into the State Highway Account.*

*The bill would also delete and revise provisions relating to specified authorizations to sell, exchange, lease, or transfer state surplus property.*

~~Existing law requires the Department of General Services to maintain a complete and accurate statewide inventory of all real property held by the state and to update it annually, and to categorize that inventory by agency and geographical location. This inventory is required to include specified information furnished by state agencies and the University of California.~~

~~This bill would require that this inventory be completed and updated by January 1 of each year.~~

Vote: majority. Appropriation: no. Fiscal committee: ~~no~~ yes.  
State-mandated local program: no.

*The people of the State of California do enact as follows:*

- 1     ~~SECTION 1. Section 11011.15 of the Government Code is~~
- 2     ~~amended to read:~~
- 3     ~~SECTION 1. Section 11011.21 of the Government Code is~~
- 4     ~~amended to read:~~
- 5     11011.21. (a) The Legislature finds and declares that the
- 6     Department of General Services has, pursuant to former Section
- 7     11011.21, as added by Section 8 of Chapter 150 of the Statutes of
- 8     1994, and amended by Section 15 of Chapter 422 of the Statutes
- 9     of 1994, developed an inventory, known as the Surplus Property
- 10    Inventory, of state-owned properties that are either surplus to the
- 11    needs of the state in their entirety or are being used for a state
- 12    program and some portions of the property are unused or
- 13    underutilized.
- 14    (b) State agencies, when purchasing real property, shall review
- 15    the Surplus Property Inventory and purchase, lease, or trade

property on that list, if possible, prior to purchasing property not on the Surplus Property Inventory.

(c) The Department of General Services may sell, lease, exchange, or transfer for ~~current~~ *fair* market value, or upon terms and conditions as the Director of General Services determines are in the best interest of the state, all or part of properties as follows:

Parcel 1. Approximately 292 acres with improvements thereon, known as the Agnews Developmental Center-West Campus, bounded by Lick Mill Blvd., Montague Expressway, Lafayette Street and Hope Drive, in Santa Clara, Santa Clara County.

Parcel 2. Approximately 56 acres known as a portion of the Agnews Developmental Center-East Campus, located between the Agnews Developmental Center and Coyote Creek, in San Jose, Santa Clara County.

Parcel 3. Approximately 102 acres with improvements thereon, known as the Stockton Developmental Center, located at 510 E. Magnolia Street, in Stockton, San Joaquin County.

Parcel 6. Approximately 33.56 acres with improvements thereon, known as the California Highway Patrol Motor Transport Facility and Shop, located at 2800 Meadowview Road, in Sacramento, Sacramento County.

Parcel 7. Approximately 1.03 acres of land, not including improvements thereon, located at 1614 O Street, in Sacramento, Sacramento County, and leased by the Department of General Services to the Capital Area Development Authority for development of the 17th Street Commons condominiums.

Parcel 8. Approximately 2 acres of land, not including improvements thereon, located on a portion of block 273 bound by 10th, 11th, P, and Q Streets, in Sacramento, Sacramento County, and leased by the Department of General Services to the Capital Area Development Authority for development of the Somerset Parkside condominiums.

Parcel 9. Approximately 1.76 acres of land, not including improvements thereon, located on the south  $\frac{1}{2}$  of block bound by 15th, 16th, O, and P Streets and the south  $\frac{1}{4}$  of block bound by 14th, 15th, O, and P Streets, in Sacramento, Sacramento County, and leased by the Department of General Services to the Capital Area Development Authority for development of the Stanford Park condominiums.

1 Parcel 10. Approximately 1.18 acres of land, not including  
2 improvements thereon, located on the north ½ of block bound by  
3 9th, 10th, Q, and R Streets, in Sacramento, Sacramento County,  
4 and leased by the Department of General Services to the Capital  
5 Area Development Authority for development of the Saratoga  
6 Townhomes.

7 Parcel 11. Approximately 3.66 acres including improvements  
8 thereon, known as the Department of General Services, Junipero  
9 Serra State Office Building, located at 107 S. Broadway, in Los  
10 Angeles, Los Angeles County.

11 Parcel 12. Approximately 32 acres including improvements  
12 thereon, being a portion of the State Department of  
13 Developmental Services Fairview Developmental Center, located  
14 at 2501 Harbor Blvd., in Costa Mesa, Orange County.

15 Parcel 13. Approximately 3.6 acres, with improvements  
16 thereon. Entire structure used as the Delano Armory by the  
17 Military Department, located at 705 South Lexington Street, in  
18 Delano, Kern County.

19 Parcel 16. Approximately 1,720 acres of agricultural land,  
20 being a portion of the Department of Corrections' Imperial South  
21 Centinella Prison, located at 2302 Brown Road, in Imperial,  
22 Imperial County, ~~which shall only be available for lease.~~

23 Parcel 17. Approximately 800 acres of agricultural land,  
24 being a portion of the Department of Corrections' Imperial North  
25 Calipatria Prison, located at 7018 Blair Road, in Calipatria,  
26 Imperial County, ~~which shall only be available for lease.~~

27 (d) The Department of General Services shall be reimbursed  
28 for any cost or expense incurred in the disposition of any parcels.

29 (e) Notices of every public auction or bid opening shall be  
30 posted on the property to be sold pursuant to this section, and  
31 shall be published in a newspaper of general circulation  
32 published in the county in which the real property to be sold is  
33 situated.

34 (f) Any sale, exchange, lease, or transfer of a parcel described  
35 in this section is exempt from Chapter 3 (commencing with  
36 Section 21100) to Chapter 6 (commencing with Section 21165),  
37 inclusive, of Division 13 of the Public Resources Code.

38 (g) As to any property sold pursuant to this section consisting  
39 of 15 acres or less, the Director of General Services shall except  
40 and reserve to the state all mineral deposits possessed by the

state, as defined in Section 6407 of the Public Resources Code, below a depth of 500 feet, without surface rights of entry. As to property sold pursuant to this section consisting of more than 15 acres, the director shall except and reserve to the state all mineral deposits, as defined in Section 6407 of the Public Resources Code, together with the right to prospect for, mine, and remove the deposits. The rights to prospect for, mine, and remove the deposits shall be limited to those areas of the property conveyed that the director, after consultation with the State Lands Commission, determines to be reasonably necessary for the removal of the deposits.

(h) The net proceeds of any moneys received from the disposition of any parcels described in this section shall be deposited in the General Fund.

*SEC. 2. Section 12 of Chapter 1087 of the Statutes of 1985 is amended to read:*

Section 12. ~~In~~(a) *Except as provided in subdivision (b) of this section, in carrying out the requirement of subdivision (b) of Section 1 of Chapter 1549 of the Statutes of 1982 to sell excess land at the Northern California Youth Center as surplus property, the land at the center that is excess to correctional needs as and is to be sold as surplus property shall consist of approximately 280 acres of the land currently under the jurisdiction of the Department of the Youth Authority and lying south of Arch Road, east of Newcastle Road, and west of Austin Road in the County of San Joaquin. Notwithstanding Section 11011 of the Government Code or any other provision of law, the excess land shall not be sold or otherwise transferred to any state agency.*

(b) *Notwithstanding subdivision (a), approximately 21 acres in the County of San Joaquin, lying east of Newcastle Road, approximately 485 feet south of the intersection of Arch Road and Newcastle Road may be used for the construction and operation of the California Conservation Corps Delta Service Center.*

*SEC. 3. Chapter 761 of the Statutes of 2001 is repealed.*

*SEC. 4. Section 10 of Chapter 974 of the Statutes of 2002 is amended to read:*

SEC. 10. The Director of General Services, with the concurrence of the Adjutant General, may lease to the Sacramento Archdiocese, a sole corporation~~sole~~, for a period not

1 to exceed ~~seven~~ 11 years, approximately 1.4 acres of real  
2 property located at 1013 58th Street in the City of Sacramento, in  
3 the County of Sacramento, known as the 58th Street Armory, for  
4 purposes of constructing *and using* a parking lot, upon terms and  
5 conditions deemed to be in the best interest of the state.

6 *SEC. 5. The Director of General Services may sell, exchange,*  
7 *or lease for fair market value or upon those terms and conditions*  
8 *as the Director of General Services determines are in the best*  
9 *interest of the state, all or any part of the following real*  
10 *property:*

11 *Parcel 1. Approximately 850 acres of property, located at the*  
12 *Napa State Hospital, 2100 Napa Vallejo Highway, Napa, Napa*  
13 *County.*

14 *Parcel 2. Approximately .55 of an acre with improvements*  
15 *thereon, known as the Employment Development Department*  
16 *Office Building, located at 1400 S. Hill, Los Angeles, Los*  
17 *Angeles County.*

18 *Parcel 3. Approximately 2.0 acres with improvements thereon,*  
19 *known as the Healdsburg Armory, located at 900 Powell Avenue,*  
20 *Healdsburg, Sonoma County.*

21 *Parcel 4. Approximately 18 acres with improvements thereon,*  
22 *known as the Corporate Yard, located at West Capitol Avenue,*  
23 *West Sacramento, Yolo County.*

24 *Parcel 5. Approximately 2.7 acres with improvements thereon,*  
25 *known as the State Office Building Complex in San Diego,*  
26 *located at 1350 Front Street, the State Garage located at 345*  
27 *West Ash, and the Transamerica Building, located at 1301 State*  
28 *Street, San Diego, San Diego County.*

29 *Parcel 6. Approximately .39 of an acre of unimproved property*  
30 *thereon, located north of Golden Gate Avenue at Gough and*  
31 *Franklin, San Francisco, San Francisco County.*

32 *Parcel 7. Approximately 41 acres of unimproved property at*  
33 *Avenal State Prison, located at 1 Kings Way, Avenal, Kings*  
34 *County.*

35 *Parcel 8. Approximately 150 acres of unimproved property at*  
36 *California Correctional Institution, Tehachapi, located at 24900*  
37 *Highway 202, Tehachapi, Kern County.*

38 *Parcel 9. Approximately 15 acres of unimproved property at*  
39 *the California Institute for Women, located at 16756 Chino*  
40 *Corona Road, Frontera, San Bernardino County.*

1 *Parcel 10. Approximately 490 acres of unimproved property at*  
 2 *the California Medical Facility, located at 1600 California*  
 3 *Drive, Vacaville, Solano County.*

4 *Parcel 11. Approximately 368 acres of unimproved property at*  
 5 *Chuckawalla Valley State Prison, located at 19025 Wiley Well*  
 6 *Road, Blythe, Riverside County.*

7 *Parcel 12. Approximately 220 acres of unimproved property at*  
 8 *Ironwood State Prison, located at 19005 Wiley Well Road,*  
 9 *Blythe, Riverside County.*

10 *Parcel 13. Approximately 100 acres of unimproved property at*  
 11 *Mule Creek State Prison, located at 4001 Highway 104, Ione,*  
 12 *Amador County.*

13 *Parcel 14. Approximately 50 acres of unimproved property in*  
 14 *the southern portion of North Kern State Prison, located at 2737*  
 15 *West Cecil Avenue, Delano, Kern County.*

16 *Parcel 15. Approximately 130 acres of unimproved property,*  
 17 *located in the southeast corner of the Salinas Valley State Prison,*  
 18 *located at 31625 Highway 101, Soledad, Monterey County.*

19 *Parcel 16. Approximately 93 acres of unimproved property at*  
 20 *the Miramonte Conservation Camp, located at 49039 Orchard*  
 21 *Drive, Miramonte, Fresno County.*

22 *Parcel 17. Approximately 139 acres of unimproved property at*  
 23 *the Alder Conservation Camp, located at 1400 Alder Camp*  
 24 *Road, Klamath, Del Norte County.*

25 *Parcel 18. Approximately 140 acres of unimproved property at*  
 26 *the Deadwood Conservation Camp, located at 17140 McAdams*  
 27 *Creek Road, Fort Jones, Siskiyou County.*

28 *Parcel 19. Approximately 40 acres of unimproved property*  
 29 *located in the eastern portion of the Fawn Lodge Forest Fire*  
 30 *Station, located at Highway 299 at Fawn Lodge Road,*  
 31 *Weaverville, Trinity County.*

32 *Parcel 20. Approximately 40 acres of property at the*  
 33 *Shingletown Forest Fire Station, located off Highway 44 at*  
 34 *Shingletown, Shasta County.*

35 *Parcel 21. Approximately 2.5 acres with improvements*  
 36 *thereon, known as the San Diego Department of Motor Vehicles*  
 37 *Field Office, located at 3960 Normal Street, San Diego, San*  
 38 *Diego County.*

39 *SEC. 6. (a) Notices of every public auction or bid opening*  
 40 *shall be posted on the property to be sold under this act and shall*

1 *be published in a newspaper of general circulation published in*  
2 *the county in which the real property to be sold is situated.*

3 *(b) Any sale, exchange, lease, or transfer of the parcels*  
4 *described in this act is exempt from Chapter 3 (commencing with*  
5 *Section 21100) to Chapter 6 (commencing with Section 21165),*  
6 *inclusive, of Division 13 of the Public Resources Code.*

7 *SEC. 7. The Department of General Services shall be*  
8 *reimbursed for any cost or expense incurred in the disposition of*  
9 *any parcels.*

10 *SEC. 8. Any property in Sections 1, 2, and 5 sold pursuant to*  
11 *this act consisting of 15 acres or less, the Director of General*  
12 *Services shall except and reserve to the state all mineral*  
13 *deposits, as defined in Section 6407 of the Public Resources*  
14 *Code, below a depth of 500 feet, without surface rights of entry.*  
15 *As to property sold pursuant to this act consisting of more than*  
16 *15 acres, the Director of General Services shall except and*  
17 *reserve to the state all mineral deposits, as defined in Section*  
18 *6407 of the Public Resources Code, together with the right to*  
19 *prospect for, mine, and remove the deposits. The rights to*  
20 *prospect for, mine, and remove the deposits shall be limited to*  
21 *those areas of the property conveyed that the director, after*  
22 *consultation with the State Lands Commission, determines to be*  
23 *reasonably necessary for the removal of the deposits.*

24 *SEC. 9. (a) The Director of Transportation may sell,*  
25 *exchange, or lease for fair market value or, upon those terms and*  
26 *conditions and subject to those reservations and exceptions, as*  
27 *the Director of Transportation determines are in the best interest*  
28 *of the state, all or part of the following property:*

29 *Parcel 1. Approximately 16.9 acres of unimproved property,*  
30 *located at Pacific Coast Highway at Superior Avenue, Newport*  
31 *Beach, Orange County.*

32 *Parcel 2. Approximately 2.54 acres of unimproved property,*  
33 *located at Pacific Coast Highway at Superior Avenue, Newport*  
34 *Beach, Orange County.*

35 *Parcel 3. Approximately 1.5 acres of property, located at 2477*  
36 *Monterey Boulevard and Park Boulevard, Oakland, Alameda*  
37 *County.*

38 *(b) Except as otherwise required by the California*  
39 *Constitution or federal law, the proceeds of any property*



1 *disposition, including the sale, lease, or exchange in this section,*  
2 *shall be deposited into the State Highway Account.*

3 ~~11011.15. (a) The Department of General Services shall~~  
4 ~~maintain a complete and accurate statewide inventory of all real~~  
5 ~~property held by the state and categorize that inventory by~~  
6 ~~agency and geographical location. The inventory shall include all~~  
7 ~~information furnished by agencies pursuant to subdivision (b)~~  
8 ~~and the University of California pursuant to Section 11011.17.~~  
9 ~~The inventory shall be completed and updated by January 1 of~~  
10 ~~each year.~~

11 ~~(b) Each agency shall furnish the department, in the format~~  
12 ~~specified by the department, a record of each parcel of real~~  
13 ~~property that it possesses. Each agency shall update its real~~  
14 ~~property holdings, reflecting any changes, by July 1 of each year.~~  
15 ~~This record shall include, but is not limited to, all of the~~  
16 ~~following information:~~

17 ~~(1) The location of the property within the state and the~~  
18 ~~county, the size of the property, including its acreage, and any~~  
19 ~~other relevant property data that the department deems necessary.~~  
20 ~~This latter requirement shall be uniformly applied to all agencies.~~

21 ~~(2) The date of the acquisition of the real property, if~~  
22 ~~available.~~

23 ~~(3) The manner in which the property was acquired and the~~  
24 ~~purchase price, if available.~~

25 ~~(4) A description of the current uses of the property and any~~  
26 ~~projected future uses during the next three years. In the case of~~  
27 ~~land held for state park use whose projected use would exceed a~~  
28 ~~three-year period, the projected use and estimated date of~~  
29 ~~construction or use shall be furnished.~~

30 ~~(5) A concise description of each major structure located on~~  
31 ~~the property.~~

32 ~~(6) The estimated value of real property declared surplus by~~  
33 ~~the agency and real property where the agency has not identified~~  
34 ~~a current or potential use.~~

35 ~~(e) The department shall prepare a separate report and shall~~  
36 ~~update the report annually of all properties declared surplus or~~  
37 ~~properties with no identified current or projected use. The report~~  
38 ~~shall be made available upon request.~~

O